

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
MARCH 25, 2014
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative attendance 2/2014 through 1/2015</u>	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	A	1	1
Chad Thilborger, Vice Chair	A	1	1
Paul Dooley	P	2	0
Genia Ellis	P	2	0
Joan Hinton	P	2	0
Howard Nelson	P	2	0
Jan Sheppard	P	2	0
PJ Espinal [Alternate]	A	0	2
Joshua Miron [Alternate]	P	1	1
Robert Smith [Alternate]	P	1	1

Staff Present

Bruce Jolly, Board Attorney
 Ginger Wald, Assistant City Attorney
 Yvette Ketor, Secretary, Code Enforcement Board
 Lori Grossfeld, Clerk III
 Peggy Burks, Clerk III
 Shani Allman, Clerk III
 Sharon Ragoonan – Code Manager
 Jeri Pryor, Code Enforcement Supervisor/Clerk
 Robert Masula, Building Inspector
 George Oliva, Building Inspector
 Gerry Smilen, Building Inspector
 Lisa Edmondson, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE13020127: Cara Cameron, owner
 CE11121644: Edwin Stacker attorney for the owner
 CE11060536: George T. Brown Jr., Pastor
 CE11031789: Audrey Burgher, owner
 CE13060564: Jonathan Sela, tenant

CE13091496: Anthony Soroka, attorney; Jerald McLaghlin, engineer
CE13100827: Donald Scott, owner
CE13050005: Abe Borujerdi, engineer
CE12090938: Arthur Mikirtycheva, new owner
CE13091180: Audrey Jones, owner's granddaughter
CE13020243: Joel Pierce, agent
CE10070539: Destin Petit, owner; Sabrina Petit, owner's daughter; Pierre Plancher, interpreter
CE13100729: Tony Bernard, property manager; Dwight Perry, contractor
CE13082108: Grant Smith, attorney
CE13101098: Eric DeWolf, owner's representative
CE11121557: Cleia Benacio, contractor's representative
CE13110477: Dylan Lagi, owner
CE11072308: Alan Certain, owner
CE12060451: Alfred Orbegoza, owner's husband
CE12010620: Luis Castillo, owner
CE13091793: CE13091742: David Yon, owner
CE13101030: Annie Miller, property manager
CE13061064: Milton McGregor, owner; Ainsley Barnes, owner's friend
CE13111632: Josephine Jones, owner
CE13120257: Julian Siegel, owner
CE13071954: Easter Green, owner; Alfred Green, owner's husband
CE13090035: James Hurchalla, owner's representative
CE13071485; CE13120283: Roman Pavlik, Senior Vice President of Acquisitions; Michael Garrett, property manager
CE13111458: Alexandre DeOliveira, owner; Danilo DeOliveira, owner's father
CE12080842: Paul Rubenstein, owner
CE13070859: Dennys Diaz, owner's representative
CE13100823: Hector Hidalgo, owner; Analise Calliero, architect's representative
CE11060627: Samuel Koster, owner

The meeting was called to order at 9:02 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Mr. Nelson served as Chair for the meeting.

Case: CE11121644

2765 Northeast 14 Street # PH1(PHW)

FALK, CHARLES E SR

This case was first heard on 10/23/12 to comply by 1/22/13. Violations, notice and

extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

Robert Masula, Building Inspector, stated there had been no permit activity.

Edwin Stacker, attorney for the owner, reported an order to show cause had been entered and the City had requested a continuance to file its response. He requested a 60-day extension.

Ms. Wald stated the response should be submitted by the City by the following week.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11060536

920 Northwest 9 Avenue
JAGITIANI, JAY

This case was first heard on 5/28/13 to comply by 7/23/13. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported permit applications had been submitted and corrections made. He recommended a 28-day extension.

George Brown, pastor, requested more than 28 days because the corrections and work would take longer than that. He requested 60 days.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11031789

1121 North Andrews Avenue
BURGHER, AUDREY

This case was first heard on 7/23/13 to comply by 8/27/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the master permit had been issued and they were waiting for the wood fence permit to be issued. He had an engineer's letter certifying the work had been done to code. Inspector Oliva recommended a 28-day extension.

Audrey Burgher, owner, requested an extension.

Motion made by Mr. Miron, seconded by Ms. Ellis, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE13060564

1339 Northeast 14 Avenue
CHAI LV LLC

This case was first heard on 7/23/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the owner was working toward compliance. The plumbing and window permits were ready to be picked up but the carport enclosure violation still needed to be addressed.

Jonathan Sela, tenant, requested a six-month extension.

Motion made by Mr. Miron to grant a 91-day extension to 6/24/14, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Mr. Miron, seconded by Ms. Ellis, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE13091496

2900 Northeast 30 Street
LAUDERDALE TOWER CONDO ASSN INC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

Robert Masula, Building Inspector, reported the condo's attorney had informed him that they were awaiting drawings from the engineer and they would submit them in a week or so.

Anthony Soroka, attorney, said they had obtained the survey and completed the application. The engineer had indicated they could submit the application by the following Tuesday.

Jerald McLaglin, engineer, stated he had been retained one month ago.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE13100827

1609 Northwest 11 Street
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the master permit application had been submitted and recommended a 28-day extension.

Donald Scott, owner, confirmed he had submitted the master permit application and stated two other permit applications must also be submitted.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE13050005

2820 Northeast 30 Street # 2
MARCH, GEORGE P H/E
CESARIO, LINDA

This case was first heard on 7/23/13 to comply by 9/24/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, reported the permit application had been submitted on 12/23/13, failed plan review on 1/21/14 and picked up for corrections on 3/12/14.

Abe Borujerdi, engineer, said his engineering company had been hired to correct the plans. Corrections were complete and would be resubmitted by the next day. He requested 28 to 60 days. He confirmed he had been hired the previous week.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a roll call vote, motion failed 3-3 with Mr. Nelson, Ms. Sheppard and Mr. Miron opposed.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a roll call vote, motion failed 2-4 with Mr. Dooley, Mr. Nelson, Ms. Sheppard and Mr. Miron opposed.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to find that the violations were not complied by the Order date, and to impose the fine of \$1,350, which would continue to accrue until the property was complied. In a roll call vote, motion passed 5-1 with Ms. Ellis opposed.

Case: CE12090938

207 Northwest 7 Avenue
SOPHER INVESTMENTS INC
NEW OWNER: MIKIRTYCHEVA, GOAR

This case was first heard on 5/28/13 to comply by 7/23/13. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported the new owner had discovered a septic tank that must be abandoned and he had obtained a permit. The paving permit issued in December 2013 was still active but the sewer connection must be completed before repaving the parking lot. Inspector Smilen confirmed the building was not occupied.

Arthur Mikirtycheva, the new owner, stated he had also needed to remove a large dead tree from the middle of the parking lot, which required a permit. He confirmed the septic tank had been abandoned already.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to grant a 91-day extension to 6/24/14, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE13091180

833 Northwest 19 Avenue
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied. Ms. Pryor distributed a copy of an email from Braxton McClains, the owner's brother-in-law, requesting additional time.

Robert Masula, Building Inspector, stated there had been no permit activity and the property was occupied.

Audrey Jones, the owner's granddaughter, reported this had been her grandparents' house and she, her sister, her niece and nephew lived there.

Mr. Dooley asked about the waste water emptying onto the ground. Inspector Masula recalled there had been a laundry room draining onto the ground.

Ms. Jones requested 90 days, and said the wills were still being probated. Ms. Wald informed the Board that the property's representative from the probate proceedings could sign a building permit application.

Motion made by Mr. Miron, seconded by Ms. Ellis, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Dooley and Ms. Hinton opposed.

Case: CE13020243

808 Southwest 2 Street
JANZAN, RUSSEL A S

This case was first heard on 7/23/13 to comply by 9/24/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported one of the three violations was complied. He reminded the Board that the property was in an historic area.

Joel Pierce, agent, said he was scheduled to appear before the Historic Preservation Board on April 7.

Motion made by Mr. Miron, seconded by Ms. Ellis, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a roll call vote, motion failed 3-3 with Mr. Dooley, Ms. Hinton and Ms. Sheppard opposed.

Motion made by Ms. Ellis, seconded by Mr. Miron, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a voice vote, motion failed 3-3.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 3/26/14 and would continue to accrue until the property was complied. In a voice vote, motion failed 3-3.

Motion made by Ms. Sheppard, seconded by Mr. Miron, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a roll call vote, motion passed 5-1 with Ms. Sheppard opposed.

The Board took a brief break and Mr. Smith joined the dais when they returned.

Case: CE10070539

637 W Evanston Cir
PETIT, DESTIN
MANCOEUR, GINA

This case was first heard on 8/27/13 to comply by 10/22/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported only FBC (2007) 105.1 # 4 had been complied and recommended imposition of the fines.

Pierre Plancher interpreted for Destin Petit, owner. Mr. Petit apologized, and explained his mother had died in Haiti and he had just returned from there. He requested an additional two months and said he needed to call a contractor.

Motion made by Mr. Miron to grant a 91-day extension to 6/24/14, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Ms. Ellis, seconded by Mr. Miron, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Ms. Sheppard, Ms. Hinton and Mr. Dooley opposed.

Case: CE13100729

735 Northeast 13 Court
CHAMOUN, FOUAD

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, stated he had visited the property a few weeks ago and discovered additional violations. A window permit had failed his review for incompleteness and a plumbing permit had failed plan review on 3/24. He recommended a 28-day extension.

Dwight Perry, contractor, said the owner had needed to pay for electrical upgrades to the property prior to getting insurance and this had delayed his complying the violations. He requested a 28-day extension.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13082108

2542 Laguna Drive
2542 LAGUNA LLC

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, recommended a 63-day extension.

Grant Smith, attorney, said they had been working with Planning and Zoning staff to resolve the issues with the application. He requested 60 days. Mr. Smith could not say if the owner had communicated with neighbors or the neighborhood association.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Dooley, Ms. Ellis, Mr. Miron and Mr. Nelson opposed.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Miron, Ms. Ellis, Mr. Dooley and Mr. Nelson opposed.

Mr. Nelson stepped away from the dais and Ms. Sheppard served as temporary Chair.

Case: CE13101098

5871 Northeast 21 Drive
MEACHAM, JOSHUA A

This case was first heard on 1/28/14 to comply by 2/25/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permit applications had failed plan review on 3/7/14 and the mechanical permit application had not been submitted. He stated the fence had been removed, complying FBC (2010) 105.4.18. Inspector Masula did not support any additional extension.

Eric DeWolf, the owner's representative, said the owner had hired him the prior day to oversee the property. The owner had informed him he had hired a new contractor.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 3/26/14 and would continue to accrue until the property was complied. In a voice vote, motion passed 6-0.

Mr. Nelson returned to the dais as Chair.

Case: CE11121557

2344 Northwest 14 Street
MITCHELL, ERIC
HUDSON, GUSSIE

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the owner had submitted a master permit application on 3/10/14. He recommended a 28-day extension.

Cleia Benacio, the contractor's representative, stated they had submitted five permits and one was still in review. She said they had been hired two months ago.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13110477

313 Northeast 2 Street # 701
LAGI, DYLAN MATTHEW

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the condo unit owner had submitted a permit application for bathroom remodeling but Inspector Masula had discovered additional work. The plans had failed plan review on 3/11/14 and the owner was working with an architect to revise the plans. He recommended a 28-day extension.

Dylan Lagi, owner, requested 28 days.

Motion made by Mr. Smith, seconded by Ms. Ellis, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11072308

300 Southwest 12 Street
CERTAIN PROPERTIES LLC

This case was first heard on 9/24/13 to comply by 11/26/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City

was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

Robert Masula, Building Inspector, reported no application had been submitted for the change of use permit and he did not support an extension.

Alan Certain, owner, said he had pulled several permits, including the last one needed to file for the change of use permit. He was also having a survey conducted.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12060451

1546 Southwest 24 Street
ORBEGOZO, NANCY

This case was first heard on 1/22/13 to comply by 3/26/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$270 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the wood fence application had not been submitted.

Alfred Orbegozo, the owner's husband, said he intended to submit the fence permit application.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12010620

1401 Northeast 3 Avenue
CASTILLO-OLIVERA, LUIS R

This case was first heard on 6/25/13 to comply by 9/24/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported FBC (2007) 105.1 # 2 was now complied.

Luis Castillo, owner, said he had hired a contractor and presented a contract for the windows. He informed Mr. Nelson that the contract covered replacing the glass block and installation of all the windows.

Motion made by Mr. Smith to grant a 28-day extension to 4/22/14, during which time no fines would accrue. Motion died for lack of a second.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 63-day extension to 5/27/14, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Dooley, Ms. Ellis, Mr. Miron and Mr. Nelson opposed.

Motion made by Mr. Miron, seconded by Ms. Ellis, to grant a 91-day extension to 6/24/14, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Ms. Hinton and Mr. Dooley opposed.

The following two cases for the same owner were heard together:

Case: CE13091793

1929 Northeast 31 Avenue
VAUCHER, SANDRA L
YON, DAVID

Certified mail sent to the owner was accepted on 3/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

1. SWIMMING POOL DECK WAS REMOVED AND IS BEING REMODELED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.
2. PAVERS INSTALLED ON THE SOUTH SIDE OF THE PROPERTY WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

Case: CE13031742

1929 Northeast 31 Avenue
VAUCHER, SANDRA L
YON, DAVID

Certified mail sent to the owner was accepted on 3/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

AN ILLEGAL FENCE WAS BUILT GOING OVER THE SEAWALL
WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notices of Violation for both cases detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day for each case.

David Yon, owner, agreed.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$10 per day, per violations would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13101030

1329 Northwest 7 Terrace
TOTAL HOUSING INC

Service was via posting on the property on 3/11/14 and at City Hall on 3/13/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. AN ADDITION WAS BUILT AT THE REAR OF THE DWELLING BETWEEN 2009 AND 2010.
2. THIS PROPERTY WAS REROOFED WITH A PERMIT #04050956 THAT WAS LEFT TO EXPIRE.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE ADDITION AT THE REAR.
2. THE MAIN BREAKER PANEL, METER CAN AND WEATHER HEAD WERE REMOVED AND MOVED TO A NEW LOCATION, WITH NEW CIRCUITS FOR LIGHTS AND WALL OUTLETS. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance

within 28 days or a fine of \$25 per day, per violation. He reported the tenant had complained to the City about the unsafe electrical work, which had started the case.

Annie Miller, property manager, reported the tenant was no longer on the property and it was vacant. She said a prior tenant had denied access to the property to perform repairs. Ms. Miller stated an architect had been hired and they needed a survey. The conduit had been covered up but she believed the architect would remove it. She said the addition had been built by a prior owner.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Ms. Hinton and Mr. Dooley opposed.

Case: CE11060627
3470 Berkeley Blvd
DAVEANDSAM 3 LLC

Certified mail sent to the registered agent was accepted on 3/12/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 109.10

THE ROOF WORK WAS PERFORMED AND COVERED WITHOUT
OBTAINING THE REQUIRED APPROVALS THROUGH THE
PERMITTING AND INSPECTION PROCESS.

FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:

1. STOP WORK ORDER WAS ISSUED FOR RE-ROOF WITH
SHINGLES WITH AN APPLIED PERMIT.

Inspector Oliva said the case was opened pursuant to a complaint from the homeowners association. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Samuel Koster, owner, said they had hired a new general contractor and he was trying to find a new roofer to comply the violations. He confirmed there was a tenant in the building now.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63

days, by 5/27/14 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13070859

2721 Southwest 16 Court
FETLAR LLC

Certified mail sent to the owner was accepted on 3/14/14.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. NEW KITCHEN AND BATHROOM CABINETRY, ELECTRICAL
WIRING AND PLUMBING FIXTURES WERE REPLACED.
2. A CENTRAL A/C WITH DUCTS WAS INSTALLED.

Inspector Oliva stated a Stop Work Order had been issued on the property in July. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Dennys Diaz, the owner's representative, requested 28 days.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12080842

2425 Northeast 26 Avenue
RUBENSTEIN, PAUL C
PAUL C RUBENSTEIN REV LIV TR

Service was via posting on the property on 3/12/14 and at City Hall on 3/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE DECORATIVE BLOCK SITE WALL WAS ALTERED AND
INCREASED TO A HEIGHT THAT EXCEEDS THE PERMISSIBLE
LIMIT.

Inspector Masula stated the owner had indicated to another inspector that he had applied for a variance for the wall in January 2013 but Inspector Masula could find no record of this application. He has measured the wall and found it to be 8'6". Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Mr. Miron disclosed that he had a contract to buy this house prior to Mr. Rubenstein's purchase of it.

Paul Rubenstein, owner, explained that he had renovated the entire house and the plans had indicated the north wall was original, so he had assumed it was acceptable. He had applied for the southern gate to be built to six feet but after it was permitted, built and inspected at six feet, he had added height to match the original architecture of the north gate. Mr. Rubenstein said he wanted to apply for a variance, but needed to come up with the funds for the application. He requested a month to do so.

Ms. Wald advised Mr. Rubenstein he would need at least two months to apply for the variance.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/27/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion failed 1-6 with only Ms. Sheppard voting in favor.

Motion made by Mr. Dooley, seconded by Mr. Miron, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 6/24/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13071954

1217 Northwest 18 Avenue
BENTLEY, LEON & EASTER

Certified mail sent to the owner was accepted on 3/12/14.

George Oliva, Building Inspector, testified to the following violation:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS, INSPECTIONS, AND CERTIFICATE OF OCCUPANCY
FROM THE CITY BUILDING DEPARTMENT:

1. THE CARPORT WAS ENCLOSED INTO A LIVING SPACE
WITH A BATHROOM INSIDE.

**2. A CENTRAL A/C HAS BEEN INSTALLED INSIDE THE
DWELLING. COMPLIED**

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Alfred Green, the owner's husband, said there had been confusion when someone at the City had informed them that he did not need a permit to put up a wall in the carport. He agreed to comply. Mr. Green stated there was one family living in the house. He said they had hired a contractor to legalize the enclosure.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/27/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13020127

111 Southwest 2 Avenue
111 PROPERTIES INC
% CARA EBERT CAMERON PA

Service was via posting on the property on 3/12/14 and at City Hall on 3/13/14.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE COMMERCIAL STRUCTURE HAS BEEN ALTERED WITH THE
COMPLETION OF WALLS UNDER THE AWNING CANOPIES
WITHOUT A PERMIT.

Inspector Smilen stated the case was begun pursuant to a complaint from the Fire Department. He reported the permit application had been taken out for corrections on 12/19/13, resubmitted in March and was still in review. Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Cara Cameron, owner, said the tenants had been working to comply the violation and she agreed with the 28 days.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13111458

2175 Northeast 56 Street # 201
OLIVEIRA, ALEXANDRE RAMOS DE

Service was via posting on the property on 3/12/14 and at City Hall on 3/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

SHUTTERS INSTALLED WITHOUT THE REQUIRED PERMIT OR
INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

Alexandre DeOliveira, owner, said he had been unaware he needed a permit for the shutters and was seeking a contractor.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/27/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13111632

335 Southwest 18 Avenue
JONES, RICHARD H III &
JONES, JOSEPHINE

Service was via posting on the property on 3/11/14 and at City Hall on 3/13/14.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
BATHROOM RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE
COMPLETION OF THE BATHROOM RENOVATIONS WITHOUT A
PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE
COMPLETION OF THE BATHROOM RENOVATIONS WITHOUT A
PERMIT.

FBC(2010) 1604.1

THE CARPORT ROOF STRUCTURE HAS DETERIORATED TO THE POINT THAT IT DOES NOT MEET GRAVITY LOADING THAT IT WAS ORIGINALLY DESIGNED TO MEET.

Inspector Smilen stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Josephine Jones, owner, said the modifications had been made prior to her buying the property. They now had a contract to sell the property and the prospective buyer was aware of the violations. She requested 60 day to close on the property.

Motion made by Ms. Sheppard, seconded by Mr. Dooley, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/27/14 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Miron opposed.

Case: CE13061064

301 Utah Avenue
MCGREGOR, MILTON H/E &
RANDALL, MILLICENT

Certified mail sent to the owner was accepted on 3/13/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE DWELLING'S GARAGE HAS BEEN CONVERTED INTO AN EFFICIENCY AGAIN AND IS BEING RENTED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva stated the case was begun pursuant to a complaint from the homeowners association and said there was a previous case for the same violation from July 2012, after which the violation had been complied. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Milton McGregor, owner, agreed to do what needed to be done to correct the violation as soon as possible. He stated he was using the area for his office now; it was not being rented.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$40 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Mr. Miron, Ms. Ellis and Mr. Nelson opposed.

Case: CE13120257

545 Southwest 12 Avenue
SIEGEL, JULIAN & LISA

Service was via posting on the property on 3/11/14 and at City Hall on 3/13/14.

Gerry Smilen, Building Inspector, testified to the following violation:

FBC(2010) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE RESIDENTIAL PROPERTY WITHOUT A PERMIT.

Inspector Smilen stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

Julian Siegel, owner, said a former tenant had installed the fence to protect his property kept in the yard. Mr. Siegel said he had already taken a saw to the fence and he would remove it.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$5 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

The Board took a brief break.

Case: CE13120283

2110 Southwest 28 Way
IH2 PROPERTY FLORIDA LP

Certified mail sent to the registered agent was accepted on 3/13/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

A STOP WORK ORDER WAS ISSUED.

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. A COMPLETE RENOVATION OF THE INTERIOR OF THE DWELLING WITH NEW CABINETRY, COUNTERTOPS, ELECTRICAL AND PLUMBING FIXTURES IN THE KITCHEN AND BATHROOMS AREAS.
2. A WOOD FENCE WAS INSTALLED ON THE SOUTH SIDE OF THE PROPERTY LOT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS THAT WERE DONE TO UPGRADE THE KITCHEN AND BATHROOMS WITH NEW WASTE AND HOT AND COLD WATER PIPES WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.
2. THE POOL'S SKIMMER AND PUMP WERE REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case had begun pursuant to a complaint from a neighbor. He informed Mr. Nelson that he had seen no work since December 2013. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and

corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Roman Pavlik, Senior Vice President of Acquisitions, said they had applied for a master permit, which was still in review. They needed to resubmit for the electrical permit and they needed to get permits for a pool skimmer, pump and fence. He requested 60 days.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13071485

1820 Southwest 21 Street
THR FLORIDA LP

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$135 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said nothing had been done to comply.

Roman Pavlik, Senior Vice President of Acquisitions, said they were a national company and had purchased 4,000 properties in South Florida in the past 16 months. They had hired Michael Garrett to oversee all of the properties and deal with violations. Mr. Garrett said the violation would be complied within 15 days.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Nelson left the dais temporarily and Ms. Sheppard served as Chair.

Case: CE13100823

2724 Northeast 15 Street
2724 Northeast 15 LLC

Service was via posting on the property on 3/12/14 and at City Hall on 3/13/14.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

1. A PATIO SLAB WITH STONE INSERTS AND BORDER HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

2. A CONCRETE RETAINING WALL AND STEPS GOING TO THE DOCK HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.
3. A RAILING ON TOP OF THE RETAINING WALL HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.
4. CEMENT BOARD OR AN EXTERIOR SHEATHING BOARD HAS BEEN INSTALLED ON THE EXTERIOR CEILING WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

FBC(2010) 105.4.15

WINDOWS AND DOORS HAVE BEEN INSTALLED AROUND THE BUILDING WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Analise Calliero, architect's representative, agreed there was a violation. She stated they had hired a structural engineer to address the retaining wall and the architect was addressing the windows and doors. She requested 60 days.

Motion made by Mr. Miron, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Ms. Ellis opposed.

The Board took a break from 11:49 to 12:04.

Case: CE13090035

1645 E Lake Drive
R LEON WHITWORTH TR
WHITWORTH, R LEON TRSTEE

This case was first heard on 1/28/14 to comply by 2/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$405 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said no action had been taken to comply and recommended imposition of the fines.

James Hurchalla, the owner's representative, said the drawings had been redone to scale and he thought the application had been resubmitted. Inspector Smilen said as of the previous day, the application had not been resubmitted.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13090550

1500 Southeast 15 Street # 313
GAVERGUN, BORIS

This was a request to vacate the Final Order dated 1/28/14.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to vacate the Final Order dated 1/28/11. In a voice vote, motion passed 7-0.

Case: CE13121408

1923 Northeast 31 Avenue
PROVENCE PROPERTY HOLDINGS INC

Service was via posting on the property on 3/13/14 and at City Hall on 3/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

A DAVIT WAS INSTALLED AND BOLTED DOWN TO THE TOP
OF THE SEAWALL CAP WITHOUT THE REQUIRED PERMIT OR
INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13110437

2186 Northeast 56 Street # 205
MARTINEZ, HELIAM ULISES LOPEZ

Service was via posting on the property on 3/12/14 and at City Hall on 3/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.4.11

THE PACKAGE UNIT A/C SYSTEM WAS REPLACED WITHOUT
THE REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Motion made by Mr. Miron, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13101212

1110 Northwest 48 Street
STREETER, ALSON JAC

Certified mail sent to the owner was accepted on 3/15/14.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. A NEW DRIVEWAY WAS DONE WITHOUT A PERMIT.

Inspector Oliva stated the case was begun pursuant to a complaint from a neighbor. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13120735

3732 Southwest 12 Court
ALTLAND, FRANCIS

Certified mail sent to the owner was accepted on 3/12/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. A NEW WOOD FENCE WAS INSTALLED WITH A GATE ON THE WEST SIDE OF THE PROPERTY LOT.
2. A SHED NEXT TO THE ELECTRIC METER WAS BUILT.
3. A WOOD FRAME STRUCTURE WITH A METAL ROOF AND A METAL FRAME STRUCTURE WITH A BLUE TARP WERE ERECTED AT THE REAR OF THE PROPERTY FACING SOUTH.
4. THE CENTRAL A/C WAS REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/22/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Ms. Ellis, Mr. Miron and Mr. Nelson opposed.

Case: CE13101173

2415 Castilla Isle

WHEELER, PHILIP GREGORY

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported there had been no progress toward compliance and recommended no extension be granted.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 154-day extension, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Case: CE13082117

807 Southwest 25 Street

MCSWAIN, BRYAN

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported there had been no progress and recommended no extension be granted.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 154-day extension, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Case: CE13082132

834 Northeast 14 Avenue
DEMARTIN, DENNIS R H/E
JOHNSTON, JOELLEN

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, said he could not find the case on his original agenda and had no notes.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11070414

711 Carolina Avenue
SFRH SF RENTAL LP

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported only the air conditioning permit needed to be pulled and recommended a 28-day extension.

Motion made by Ms. Sheppard, seconded by Mr. Miron, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13020852

2223 Northwest 9 Court
DALLAND PROPERTIES L P

This case was first heard on 1/28/14 to comply by 3/25/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said there had been no effort to comply and there was a tenant in the property. He recommended no extension be granted.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 154-day extension, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Case: CE12020638

704 Southwest 24 Avenue
HUNTLEY, CASSANDRA M

This case was first heard on 2/25/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said there had been no effort to comply and recommended imposition of the fines.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to find that the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 3/26/14 and would continue to accrue until the property was complied. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

Case: CE10070600

884 W Dayton Cir
JPMORGAN CHASE BANK

This case was first heard on 1/28/14 to comply by 2/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said there had been no effort to comply.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find that the violations were not complied by the Order date, and to impose the fine of \$1,350, which would continue to accrue until the property was complied. In a voice vote, motion passed 7-0.

Case: CE13030047

1600 Northwest 7 Terrace
RIVIERA, LUCAS & MARY

This case was first heard on 8/27/13 to comply by 10/22/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied. Ms. Pryor stated the owners had sent three letters to the City regarding the case.

Mr. Nelson stated the letters indicated Mr. Riviera had recently had surgery and so they could not attend the meeting. They also requested additional time.

George Oliva, Building Inspector, withdrew the case.

Case: CE13070636

2400 Northwest 62 Street #150

Tenant: D.H.S. INVESTMENTS LLC

This case was first heard on 2/25/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, stated the City of Fort Lauderdale was the property owner. He confirmed that the tenants were aware of the hearing today. Inspector Oliva presented photos and floor plans that had been approved for a permit in 2010, as well as a floor plan of the current layout of the offices, which had been redesigned without a permit, rendering some of the fire sprinklers ineffective. Inspector Oliva had met with the property manager, who had requested 28 days to apply for permits. The Building Official and Fire Marshal's office had agreed to this extension. He described offices that had tenants and those that were vacant. Inspector Oliva recommended a 28-day extension.

Ms. Ellis noted that since the City of Fort Lauderdale owned the property, the Board's decision would be against the City, but Inspector Oliva informed the Board that Ms. Wald had advised him to cite the property management company who had done the work, not the City. Mr. Nelson stated per the code, the property owner, management company and contractor were all potential defendants.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Ms. Hinton, Ms. Ellis and Mr. Miron opposed.

Case: CE13071932

1105 Northwest 5 Avenue

JUSTIN, BRIERE

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 3/26/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the owner had submitted a permit application but it had been declined by Zoning because this was a duplex, not a fourplex, as the owner was using the building. Plans had been resubmitted on 3/7/14. Inspector Oliva recommended a 28-day extension.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 28-day extension to 4/22/14, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13071653

1604 Southwest 9 Street
MIDLAND ATLANTIC LLC

This case was first heard on 1/28/14 to comply by 2/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the electrical permit had been rejected in January and there had been no subsequent action to comply the violation. He recommended imposition of the fines.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to find that the violations were not complied by the Order date, and to impose the fine of \$675, which would continue to accrue until the property was complied. In a voice vote, motion passed 7-0.

Case: CE13100524

2591 Northeast 55 Court # 106
BELFIORE, DONALD J &
BELFIORE, GRACEANN

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$540 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, reported there had been no permit activity and he did not recommend any extension.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to find that the violations were not complied by the Order date, and to impose the fine of \$540, which would continue to accrue until the property was complied. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

Approval of Meeting Minutes

None.

Communication to the City Commission

None.

For the Good of the City

No discussion.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE13072033	CE13081179	CE14011479	CE13120291
CE13051217	CE13061814	CE11092214	CE13100920
CE13100084	CE11101648	CE13010301	CE13041946
CE13051087	CE11071956	CE13070910	

Cases Withdrawn

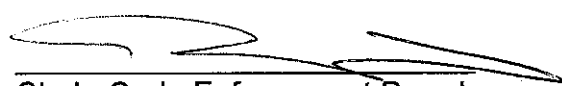
The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE13091015 CE13101009

There being no further business to come before the Board, the meeting adjourned at 12:55 p.m.


Chair, Code Enforcement Board

ATTEST:


Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.